

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

SUSAN A. REYNOLDS,

Plaintiff,

vs.

WELLS FARGO BANK, N.A.; UNITED TITLE  
OF NEVADA; NATIONAL DEFAULT  
SERVICING CORPORATION; WELLS  
FARGO BANK, N.A. FKA WELLS FARGO  
HOME MORTGAGE INC., F/K/A NORWEST  
MORTGAGE, INC.; JULIE A. BUTLER; AND  
DOES 1 through 25 CORPORATIONS; DOES  
and ROES 1 through 25 Individuals,  
Partnerships, or anyone claiming interest to the  
property described in the action,

Defendants.

Case No.: 3:11-cv-00657-LRH-WGC

**ORDER EXPUNGING LIS PENDENS**

On January 17, 2012 this Court issued an order [Dkt. 16] granting defendant Wells Fargo Bank, N.A.'s (**Wells Fargo**) motion to dismiss for failure to state a claim and expunge lis pendens [Dkt. 9].

Wells Fargo requests that the lis pendens, Document No. 0115207 in the real property records maintained by the Storey County Recorder, recorded by plaintiff Susan A. Reynolds on or about June 15, 2011 against the subject property be canceled and expunged. A copy of the lis pendens is attached hereto as **Exhibit A** and fully incorporated by reference.

1           Upon consideration of Wells Fargo's request to cancel the above-referenced lis pendens, and  
2 good cause appearing therefore, the Court grants Wells Fargo its requested relief and orders:

3           1.       The above-referenced lis pendens, Document No. 0115207 in the real property  
4 records maintained by the Storey County Recorder, is canceled, released, and expunged.

5           2.       This Order canceling the above-referenced lis pendens has the same effect as an  
6 expungement of the original lis pendens.

7           3.       Wells Fargo shall record a properly certified copy of this Cancellation Order in the  
8 real property records of Storey County, Nevada within a fourteen (14) days from the date of this  
9 Order.

10                               APPROVED:

11                               DATED this 30th day of January, 2012.

12  
13                                 
14

15                               \_\_\_\_\_  
16 LARRY R. HICKS  
17 UNITED STATES DISTRICT JUDGE  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

# Exhibit A

Exhibit A

**DOC # 0115207**

06/15/2011

12:36 PM

**Official Record**

Recording requested By  
RICK LAWTON'S LAW OFFICE

Storey County - NV

Jen Chapman - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: R0

Book-

Page-



0115207

APN# 003-012-06

**Recording Requested by:**

Name: Rick Lawton's Law Office

Address: 1460 Hwy 95A, North, Ste 1

City/State/Zip: Fernley, NV 89408

**When Recorded Mail to:**

Name: \_\_\_\_\_

Address: Samp

City/State/Zip: \_\_\_\_\_

**Mail Tax Statement to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

( for Recorder's use only )

NOTICE OF LIS PENDENS

( Title of Document )

**Please complete Affirmation Statement below:**

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Title

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



0115207

Book:  
Page: 1

06/15/2011

Page: 2 of 3

**FILED**

2011 JUN 15 PM 12:20

STOREY COUNTY CLERK

BY \_\_\_\_\_  
DEPUTY



**COPY**

Rick Lawton, Esquire  
State Bar Number 00694  
1460 Hwy 95A, North #1  
Fernley, NV 89408  
775 867 5599  
775 867 2559 [fax]  
Attorney for Plaintiff

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF STOREY

SUSAN A. REYNOLDS,  
*Plaintiff*

vs.

WELLS FARGO BANK, N.A.; UNITED TITLE  
OF NEVADA; NATIONAL DEFAULT  
SERVICING CORPORATION; WELLS FARGO  
BANK, N.A. FKA WELLS FARGO HOME  
MORTGAGE INC., F/K/A NORWEST  
MORTGAGE, INC.; JULIE A. BUTLER; and  
DOES 1-25 CORPORATIONS, DOES and  
ROES 1-25 Individuals, Partnerships, or anyone  
claiming any interest to the property described in  
the action,

*Defendants.*

Case No. *11RP000031E*

Dept. No. */*

**NOTICE OF LIS PENDENS**

NOTICE IS HEREBY GIVEN that an action has been commenced  
**TO QUIET TITLE** in the above-entitled Court by the above-named Plaintiffs against the  
above-named Defendants to quiet the title for the premises and real estate in the  
Complaint in said action, and hereinafter described, and to determine all and every claim,



0115207

Book:  
Page: 2

06/15/2011

Page: 3 of 3

estate or interest therein of said Defendants, adverse to said Plaintiffs, and the premises affected by this suit are situated in the County of Washoe, State of Nevada, and is more particularly described as follows:

Property address: 21320 DELTA, RENO, NEVADA, 89521.

Legal description: LOT 5, BLOCK B, AS SHOWN ON THE MAP OF VIRGINIA CITY HIGHLANDS, UNIT NO. 1, FILED IN THE OFFICE OF THE STOREY COUNTY RECORDER, ON APRIL 13, 1972, FILE NO. 35070.

EXCEPTING THEREFROM 25% OF LANDOWNER'S ROYALTY INTEREST IN AND TO ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBONS AS RESERVED IN DEED FROM LAKE TAHOE RECREATIONAL LAND COMPANY, INC., A NEVADA CORPORATION, RECORDED OCTOBER 8, 1971, IN BOOK 67 OF DEED RECORDS, AT PAGE 39, UNDER FILE NO. 34634.

APN: 003-012-06

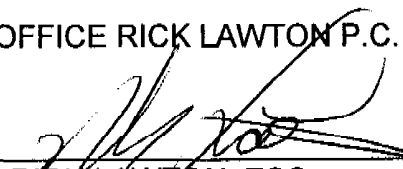
**AFFIRMATION**

Pursuant to NRS 239B.030, I hereby certify that the foregoing document does not contain the social security number of any person.

Respectfully submitted this 13<sup>th</sup> day of June, 2011.

LAW OFFICE RICK LAWTON P.C.

BY

  
RICK LAWTON, ESQ.  
State Bar # 00694  
1460 Hwy 95A, North. Ste. 1  
Fernley, Nevada 89408  
(775) 575-2208

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true, and correct copy of the original on file and of record in this office.

Date 6.15.11  
Storey County Clerk and Ex-Officio Clerk of the First Judicial District of the State of Nevada,  
in and for Storey County

By W. P. Davis, Deputy